044.A	0001	0171.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	701,800	/	701,800
USE VALUE:	701,800	/	701,800
ASSESSED:	701,800	/	701,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 171

Owner 1:	JACOBY JENNIFER
Owner 2:	
Owner 3:	
Street 1:	171 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HYDE MATTHEW S & CHARITY B -
Owner 2:	-
Street 1:	171 FRANKLIN ST UNIT 171
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Vinyl Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	697,200	4,600		701,800
Total Card	0.000	697,200	4,600		701,800
Total Parcel	0.000	697,200	4,600		701,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.63 | /Parcel: 265.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 281053

GIS Ref

GIS Ref

Insp Date 07/12/18

!15424!

PREVIOUS ASSESSMENT

Parcel ID 044.A-0001-0171.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	765,900	7400	.		773,300	773,300	Year End Roll	12/18/2019
2019	102	FV	666,300	7500	.		673,800	673,800	Year End Roll	1/3/2019
2018	102	FV	589,600	7500	.		597,100	597,100	Year End Roll	12/20/2017
2017	102	FV	537,700	7500	.		545,200	545,200	Year End Roll	1/3/2017
2016	102	FV	537,700	7500	.		545,200	545,200	Year End	1/4/2016
2015	102	FV	497,100	7600	.		504,700	504,700	Year End Roll	12/11/2014
2014	102	FV	474,600	7600	.		482,200	482,200	Year End Roll	12/16/2013
2013	102	FV	474,600	7600	.		482,200	482,200		12/13/2012

PRINT

Date	Time
12/11/20	05:08:52

LAST REV

Date	Time
04/13/20	14:13:24

mmcmakin

15424

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYDE MATTHEW S	57304-65		8/16/2011		505,000	No	No		
DOLAN SARA/DAVI	46987-61		2/17/2006		492,500	No	No		

USER DEFINED

Prior Id # 1:	31058
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
11/16/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7877													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.04742622
Const Adj.:	0.98990101
Adj $ / SQ:	305.870
Other Features:	98427
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	947330
Depreciation:	250095
Depreciated Total:	697235

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	319.63
Special Features:	0	Val/Su Net:	263.89
Final Total:	697200	Val/Su SzAd	263.89

SKETCH

UnSketched SubAreas:
GLA: 2642,

SUB AREA

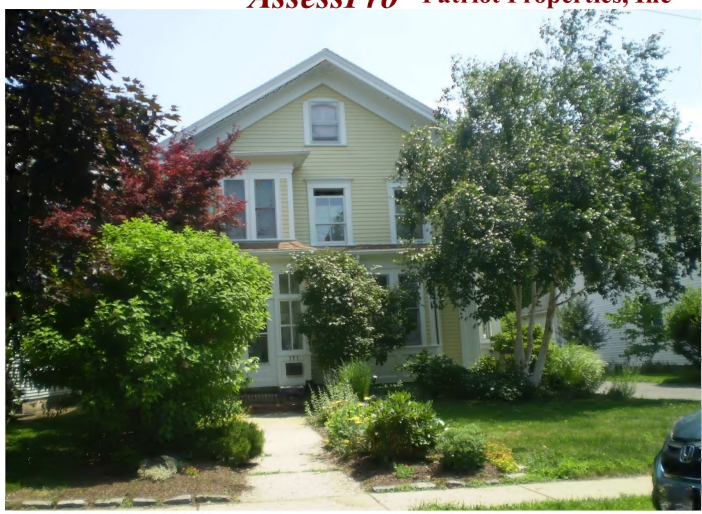
Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,642	305.870	808,109
Net Sketched Area:		2,642	Total:	808,109
Size Ad	2642	Gross Are	2642	FinArea 2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.A-0001-0171.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	A	Y	1	13X14	A	AV	2004	28.74	T	12	102			4,600	G6		4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600